

**HISTORIC LANDMARK COMMISSION
MARCH 25, 2013
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2013-0018
Old West Austin
3101 Funston Street**

PROPOSAL

Construct a new house on a vacant lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a 2,600 sq. ft., two-story house on an existing vacant lot. The design of the house references Colonial Revival architectural features including return cornices in the gable ends, multi-paned windows flanked by shutters, squared columns supporting a partial-width porch, and dentil moulding under the cornices. The house will have wide, horizontal siding and a composite shingle roof. An open carport is also proposed at the rear of the property, which will be accessed by a side ribbon driveway.

STANDARDS FOR REVIEW

The existing property is non-contributing to the Old West Austin National Register Historic District. Applicable general design review guidelines state:

- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Although the majority of houses on this block are one-story with Minimal Traditional forms, the scale, massing and architectural features of the proposed house are compatible with other properties in the district.

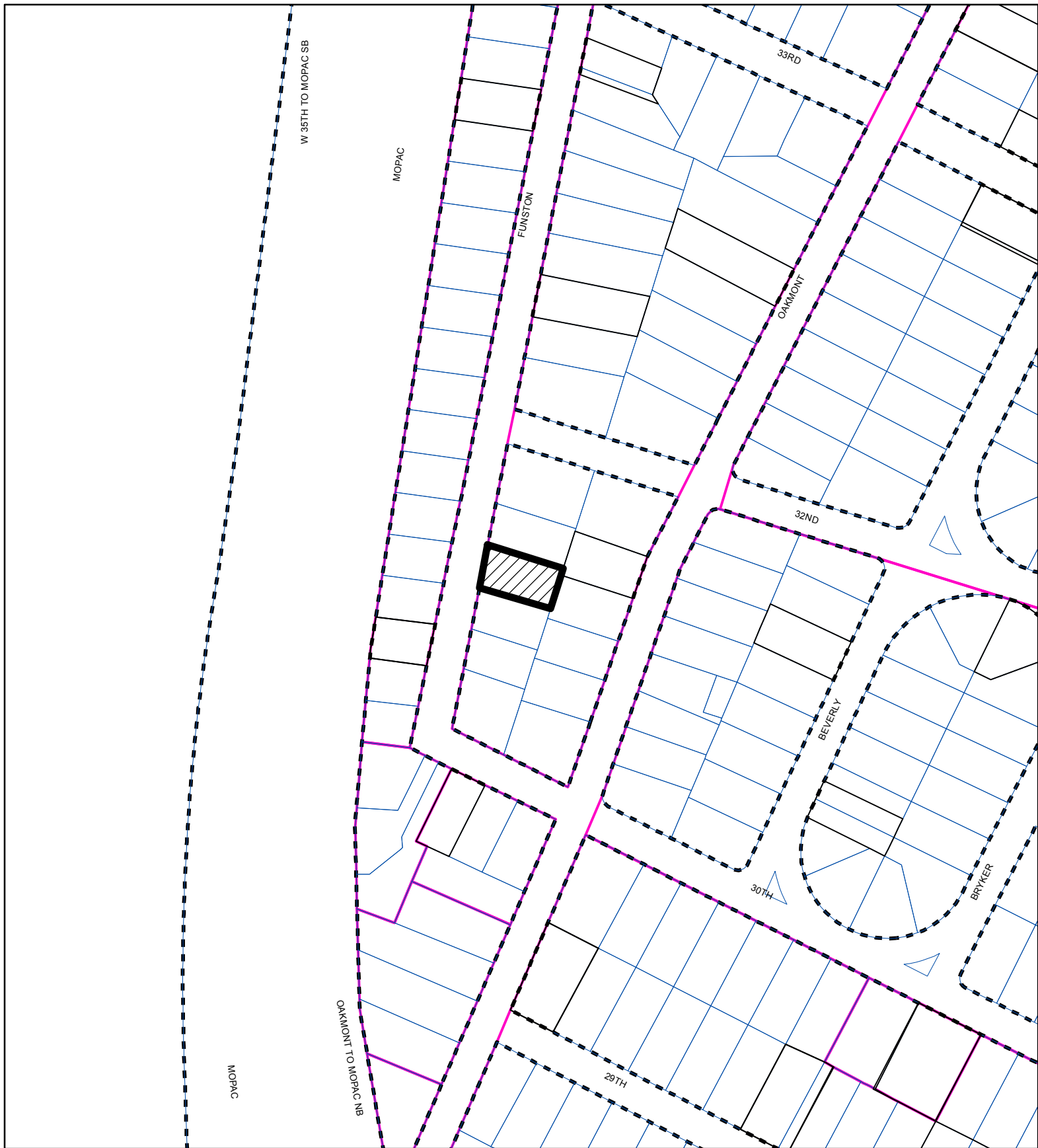
STAFF RECOMMENDATION

Release the permit.

PHOTOS



Existing vacant lot.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2013-0018
LOCATION: 3101 Funston Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



David Weekley Homes

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Drawing No.

PLAN

Drawn By: DRN

Date:

Scale:

CITY

12-19-12

12-21-12

01-18-13

01-21-13

1

2

3

4

R

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v.

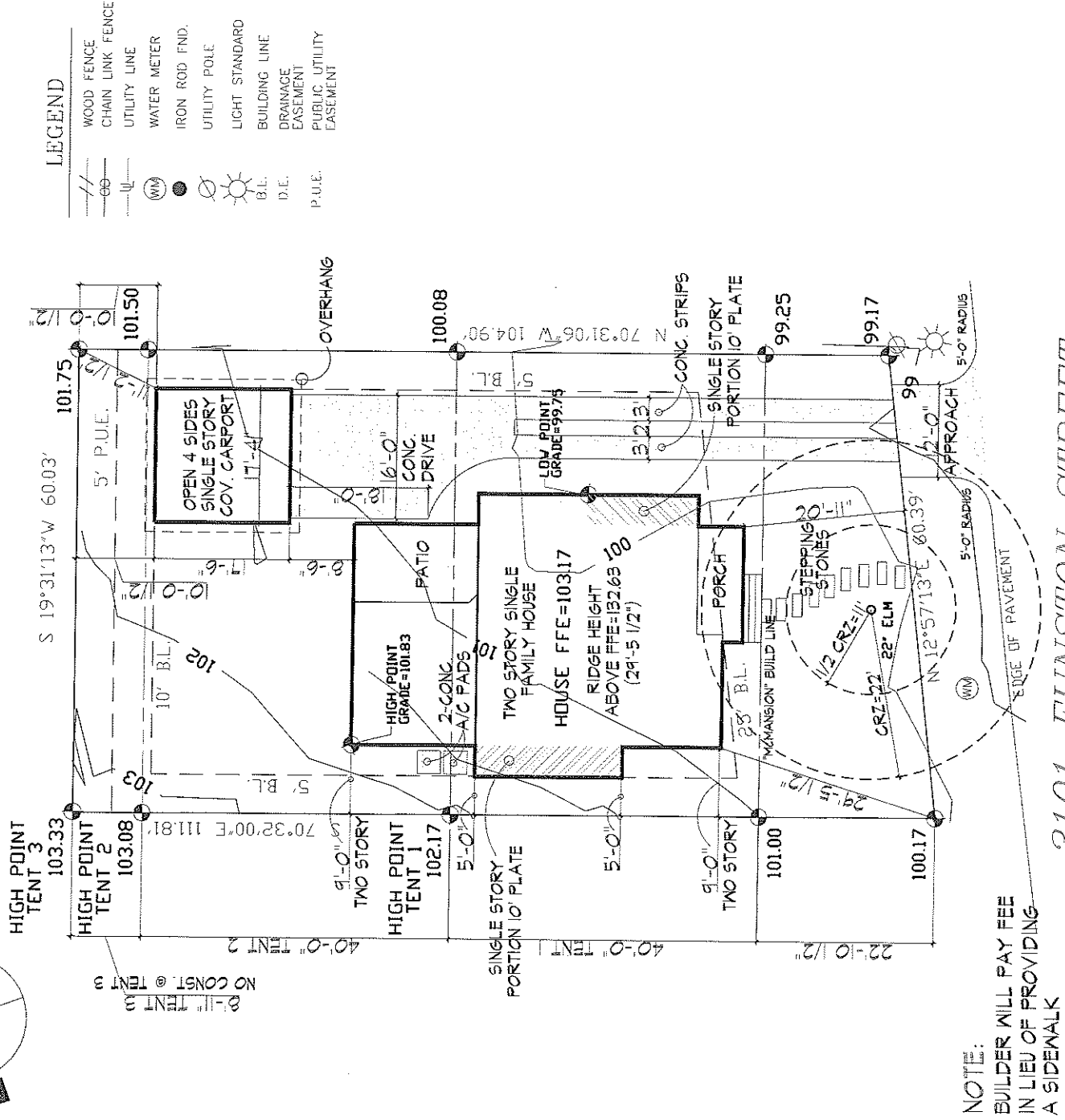
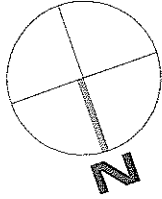
12-19-12

12-21-12

01-18-13

01-21-13

PROPERTY ZONING: SF-3



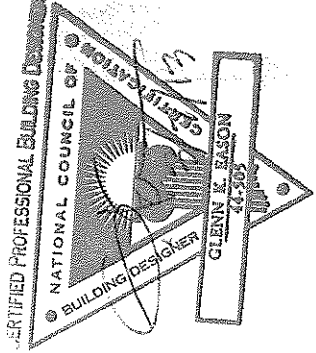
3101 FUNSTON STREET

LEGAL DESCRIPTION

BRYKERWOODS "G"
LOT 37, 3101 FUNSTON STREET

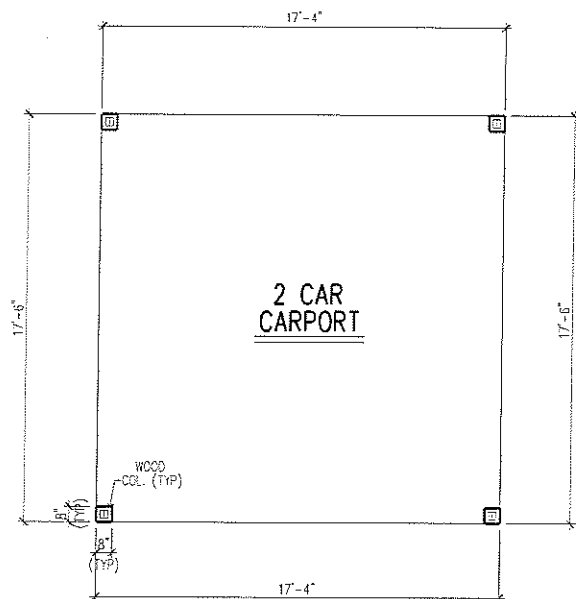
BUILDING COVERAGE

LOT SQ. FT.	6502.66	100.00 %
1st FLOOR COND. AREA	1356.00	
DETACHED CARPORT	303.00	
COV. PATIO	162.00	
COV. PORCH	84.00	
TOTAL BLDG. COVERAGE	1905.00	29.29%
IMPERVIOUS COV.		
TOTAL BUILDING COV.	1905.00	
DRIVEWAY	695.00	
STEPS TO PORCH	22.00	
A/C PADS (2 @ 9.0)	18.00	
TOTAL IMPERV. COV.	2640.00	40.59%



SITE PLAN

SCALE: 1" = 20'-0"

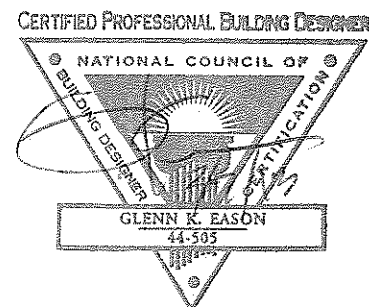


DET. CARPORT (open all 4 sides) 1/8"=1'-0"
FFE @ GARAGE / CARPORT=105.00

CITY OF AUSTIN (C.O.A.) CALCULATIONS

ITEM	F.A.R.	IMP. COVERAGE	BLDG. COVERAGE
C.O.A. MAX. ALLOWED	40	45.00%	40.00%
FLOOR 1 LIVING	1356	1356	1356
FLOOR 2 LIVING	1244		
TOTAL	2600		
F. PORCH		84	84
R. PORCHES		162	162
SLAB		1905	1905
DETACHED CARPORT	303		
*EXCEPTION	-303		
SIDEWALKS (STEPS ONLY)		22	
DRIVEWAY		695	
A/C/ PADS		18	
TOTAL AREA	2600	2640	
LOT AREA	6502	6502	6502
FINAL CALCULATION	3998	40.60%	29.29%

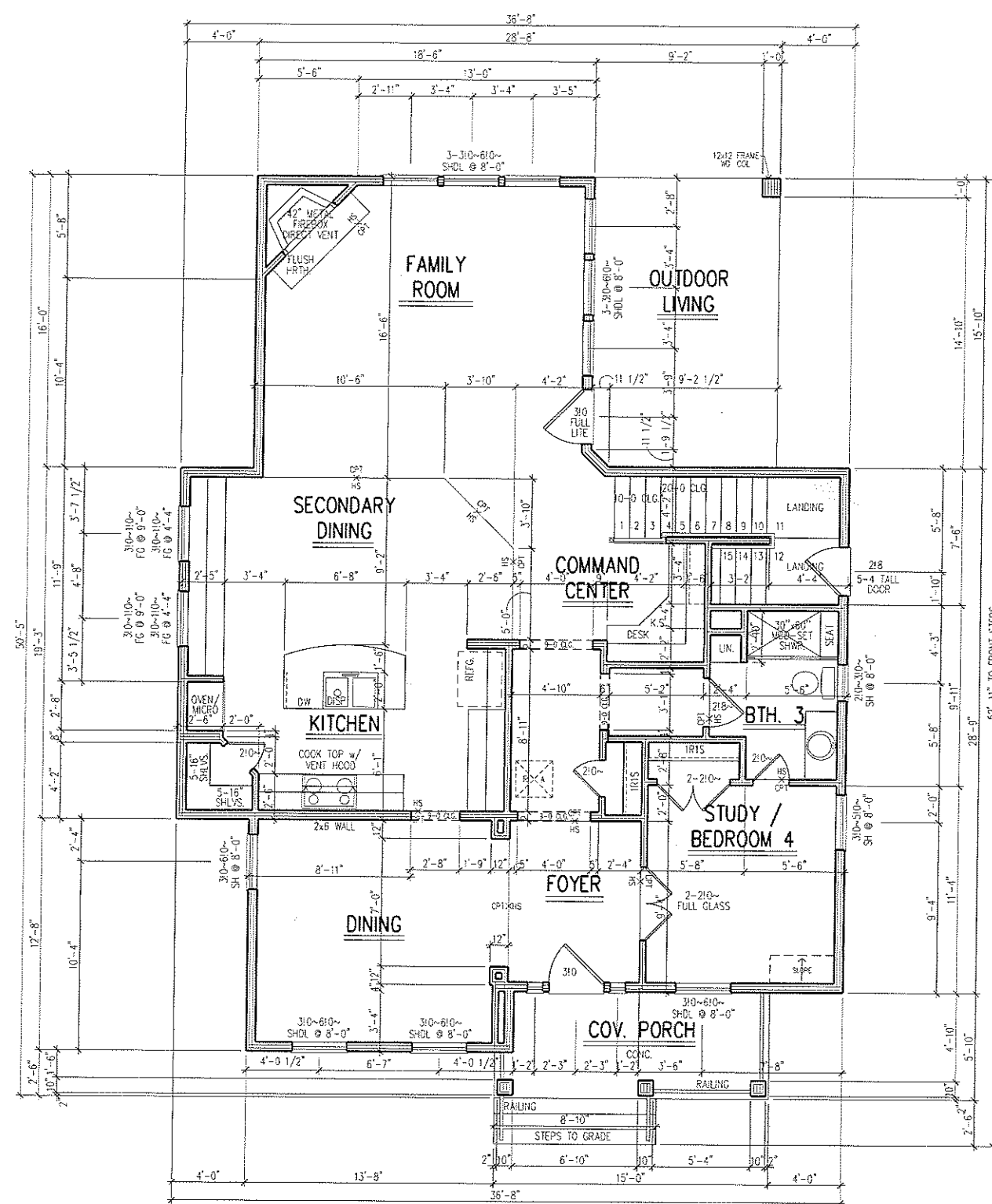
*EXCEPTION: 3.3.2-3.1



SIDEWALL ARTICULATION

*THE SIDEWALLS OF THIS STRUCTURE THAT EXCEED A 15' PLATE HEIGHT ARE MORE THAN 9'-0" FROM EACH SIDE PROPERTY LINE. SIDEWALL ARTICULATION IS NOT REQUIRED.

*REFER TO SITE PLAN FOR LOCATION OF STRUCTURE ON PROPERTY.



FIRST FLOOR PLAN

1/8"=1'-0"

FFE @ LOWER FLOOR HOUSE=103.17

NOTE: ALL DOORS AT LOWER FLOOR TO BE 8-0 TALL UNLESS OTHERWISE NOTED.

NOTE: ALL 1ST FLR. CEILING HEIGHTS 10'-0" UNLESS NOTED OTHERWISE

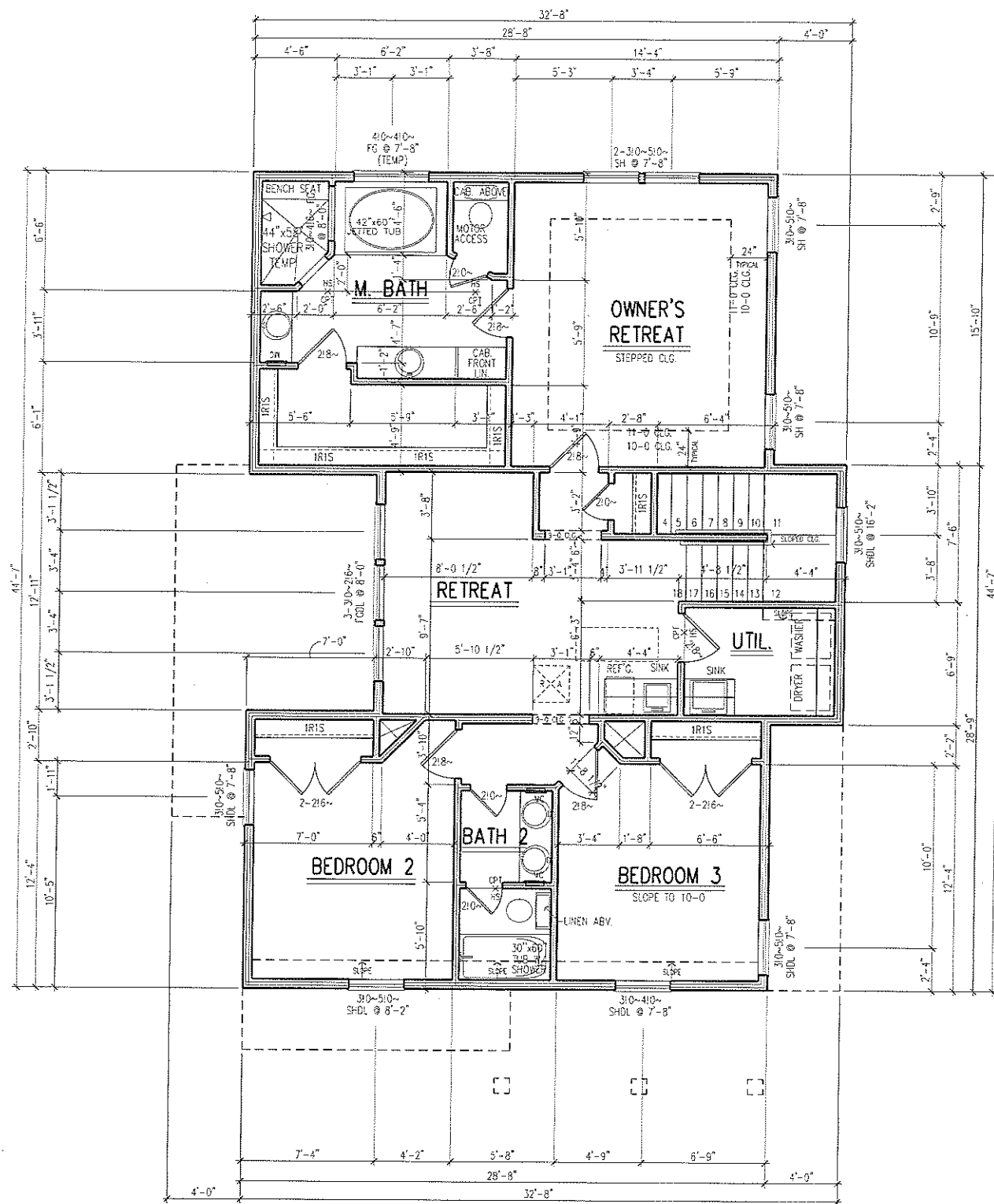
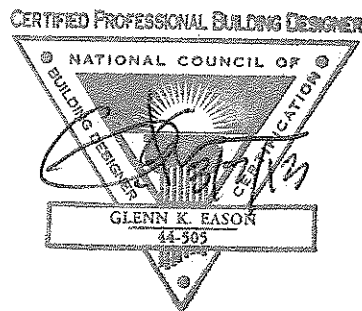
ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR PERIMETER WALLS AND ALL INSULATED WALLS UNLESS NOTED OTHERWISE

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David Weekley Homes
Imagination Collection
SL, MWR
Scale:
Date: 8-24-06 Rev: 01-21-13a

Proj. No.:
Job No.:
Brykerwoods, Lot 37
3101 Funston St.

NORTH
PLN-1
URBAN
HOUSTON



SECOND FLOOR PLAN 1/8"=1'-0"
FFE @ UPPER FLOOR HOUSE=114.17
NOTE: ALL DOORS AT UPPER FLOOR TO BE
8-0 TALL UNLESS OTHERWISE NOTED.

NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE
ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR
PERIMETER WALLS AND ALL INSULATED WALLS
UNLESS NOTED OTHERWISE

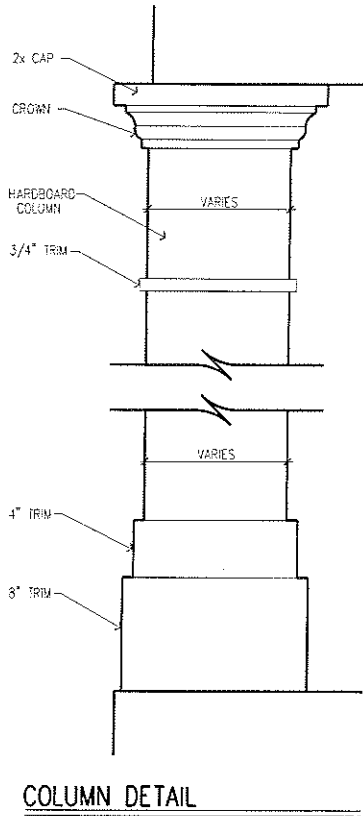
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Rev: 01-21-13a

Proj. No.:
Job No.:
Lot:
Blk:
Sect:

BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
PLN-2
URBAN
HOUSTON

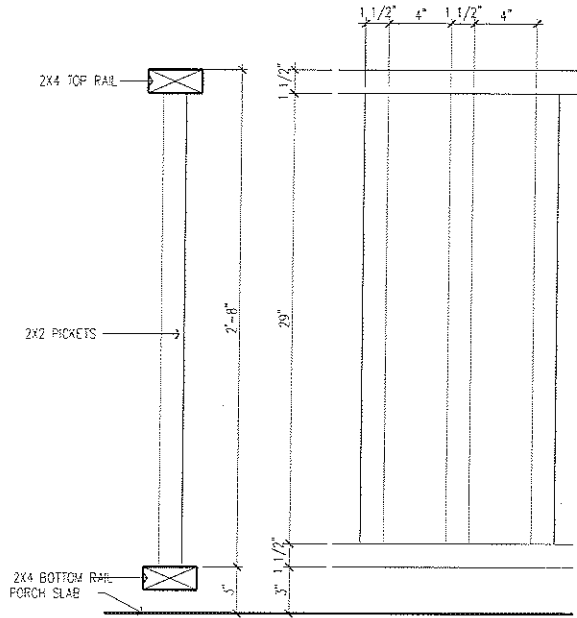


COLUMN DETAIL
(NOT TO SCALE)

AVERAGE GRADE CALCS.

★ HIGH POINT GRADE	101.83
★ LOW POINT GRADE	99.75
TOTAL	201.58
	+2
AVERAGE GRADE	100.79

★ SEE SITE PLAN FOR GRADE INFO.



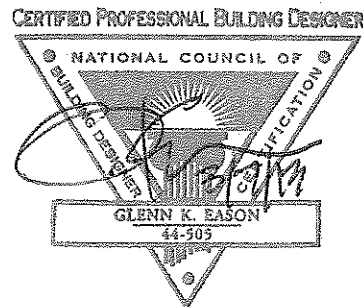
PORCH RAIL DETAIL
SCALE: NTS

EXTERIOR MATERIALS

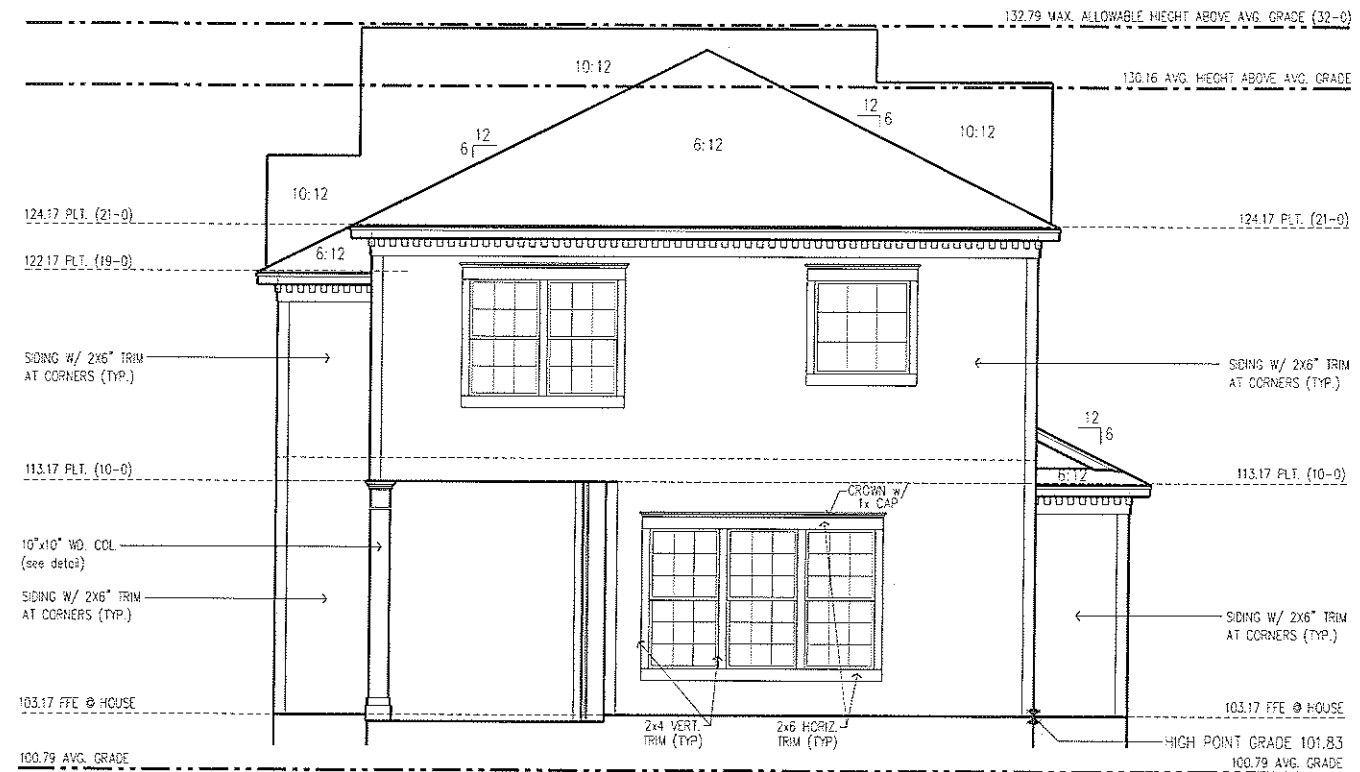
SHINGLES: COMPOSITION
SIDING: HARDIE LAP (SMOOTH)
TRIM: HARDIE TRIM
WINDOWS: VINYL

EXTERIOR FINISH

RAILING: PAINT
SIDING: PAINT
TRIM: PAINT
SHUTTERS: PAINT



FRONT ELEVATION
1/8"=1'-0"
PLT. (PLATE HEIGHTS) ARE ABOVE SLAB (UNLESS NOTED OTHERWISE).



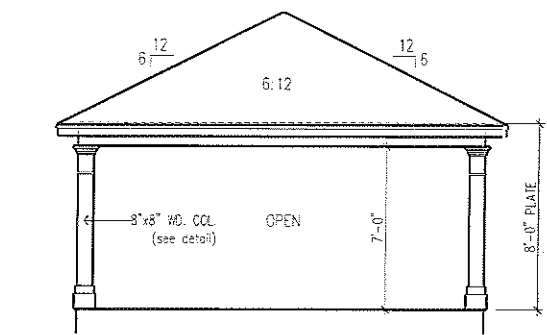
REAR ELEVATION
1/8"=1'-0"
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Rev: 03-07-13

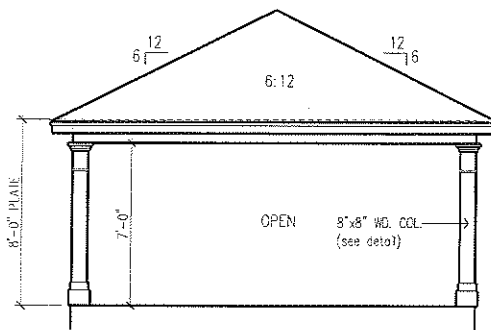
Lot:
Blk:
Sect:
Proj. No.:
Job No.:
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
ELV-1
URBAN
HOUSTON



SIDE ELEVATIONS

PLT. (PLATE HEIGHTS) ARE ABOVE SLAB (UNLESS NOTED OTHERWISE).



FRONT & REAR ELEVATION

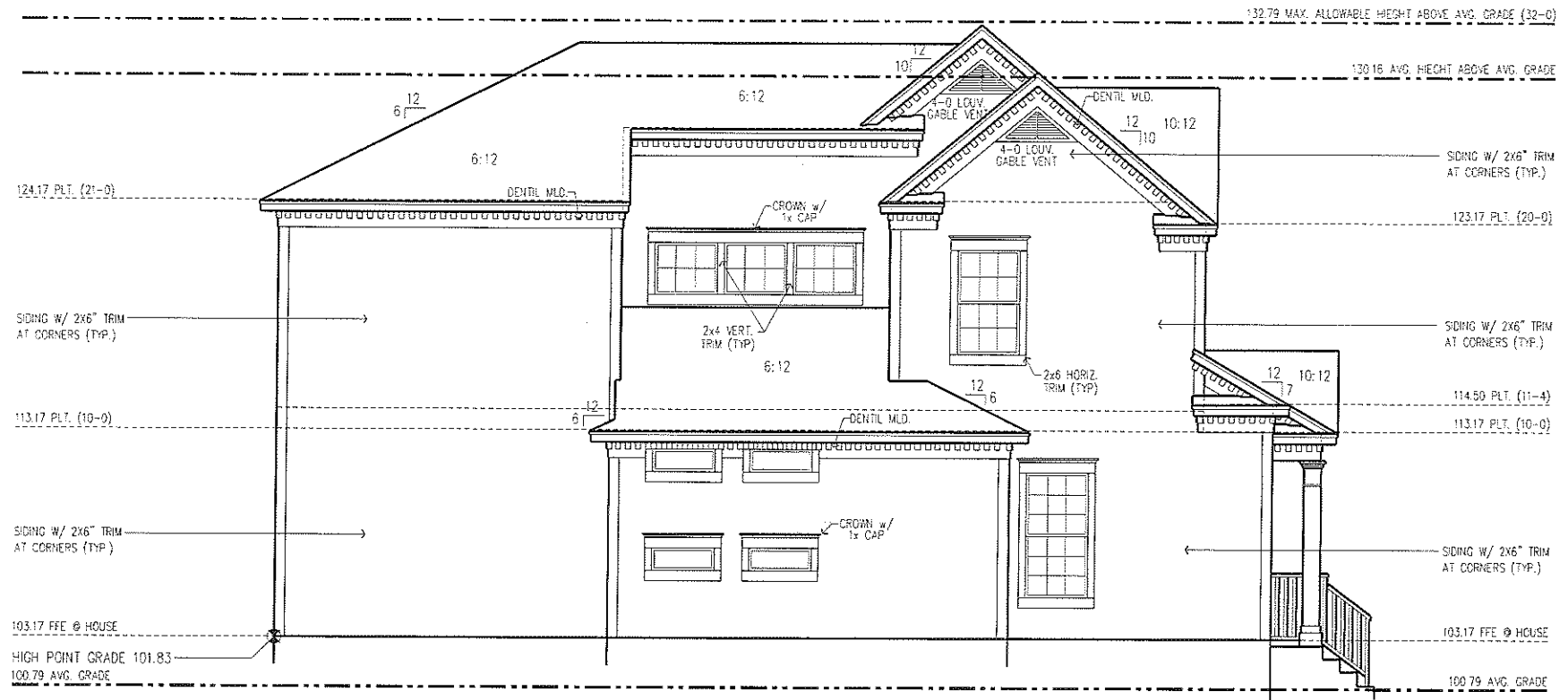
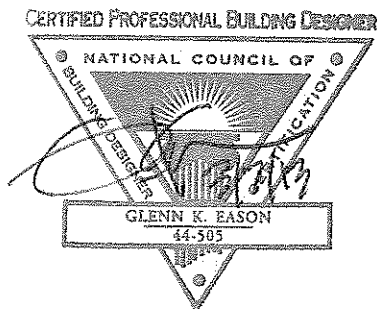
PLT. (PLATE HEIGHTS) ARE ABOVE SLAB (UNLESS NOTED OTHERWISE).

EXTERIOR MATERIALS

SHINGLES: COMPOSITION
SIDING: HARDIE LAP (SMOOTH)
TRIM: HARDIE TRIM
WINDOWS: VINYL

EXTERIOR FINISH

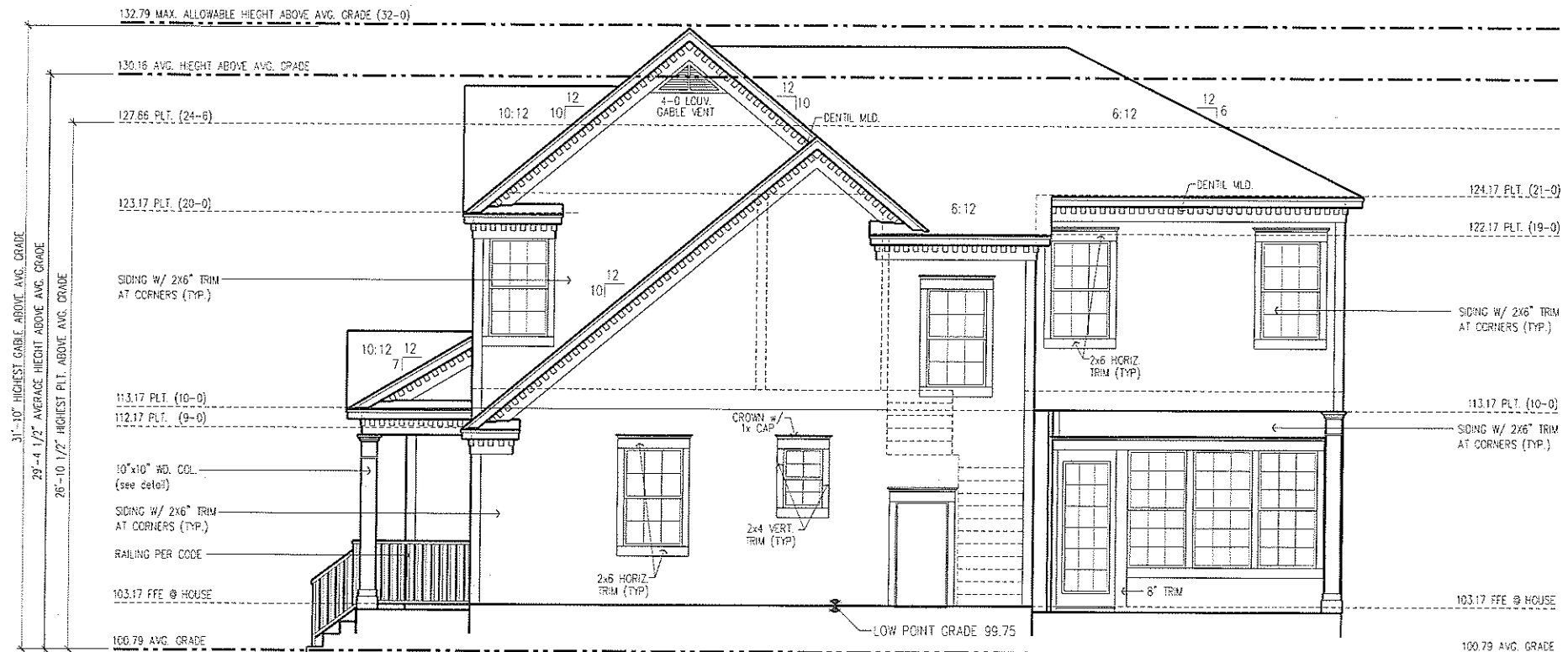
RAILING: PAINT
SIDING: PAINT
TRIM: PAINT
SHUTTERS: PAINT



SIDE ELEVATION

1/8"=1'-0"

PLT. (PLATE HEIGHTS) ARE ABOVE SLAB (UNLESS NOTED OTHERWISE).



SIDE ELEVATION

1/8"=1'-0"

PLT. (PLATE HEIGHTS) ARE ABOVE SLAB (UNLESS NOTED OTHERWISE).

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Proj. No.: Lot: Blk: Sect:
Job No.:

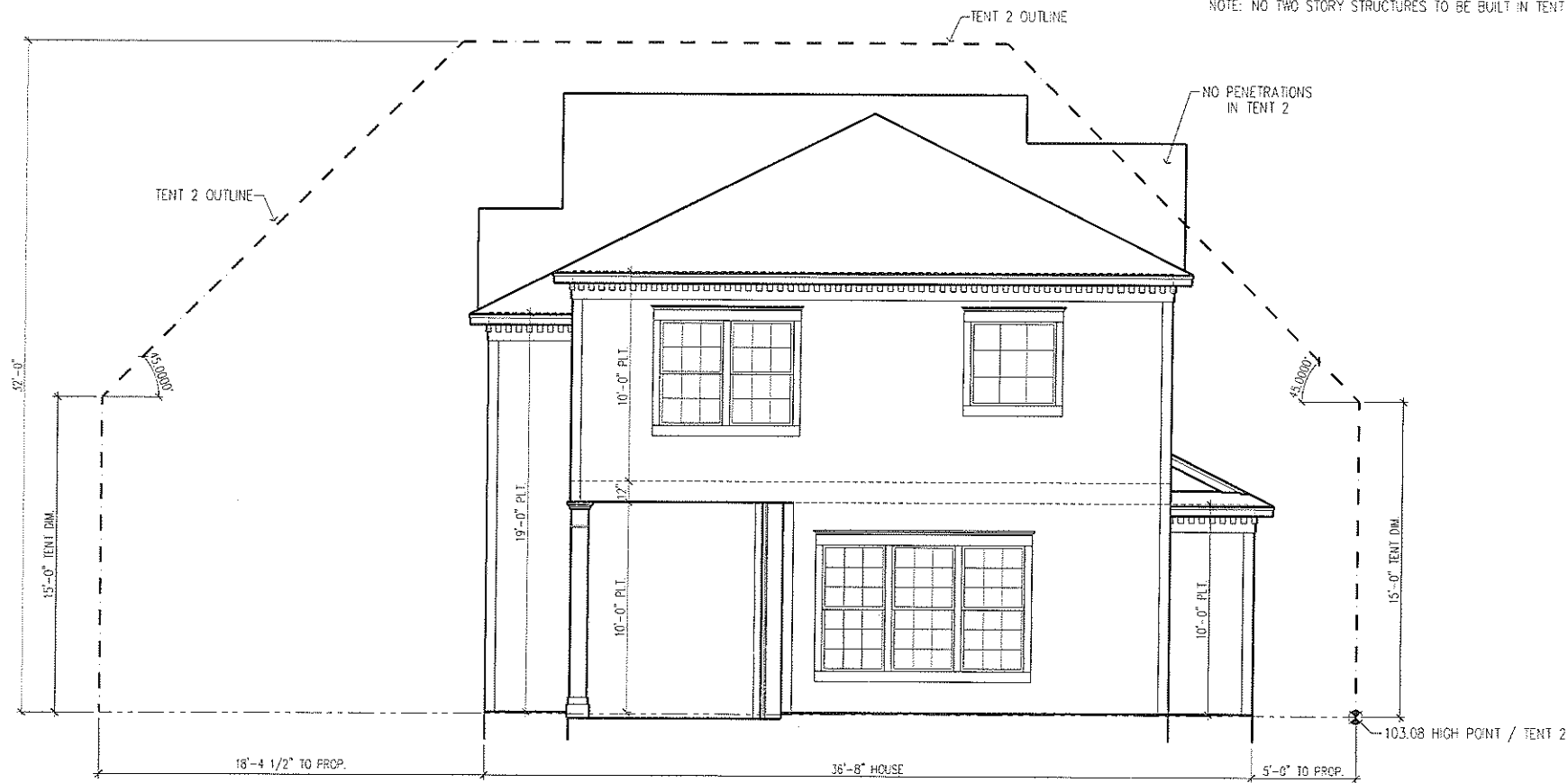
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
ELV-2
URBAN
HOUSTON



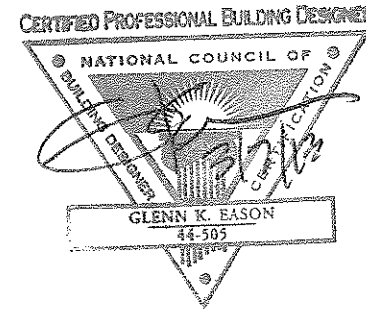
TENT 1: FRONT ELEVATION HOUSE 1/8"=1'-0"

NOTE: NO TWO STORY STRUCTURES TO BE BUILT IN TENT 3



TENT 2: REAR ELEVATION HOUSE 1/8"=1'-0"

NOTE: NO TWO STORY STRUCTURES TO BE BUILT IN TENT 3

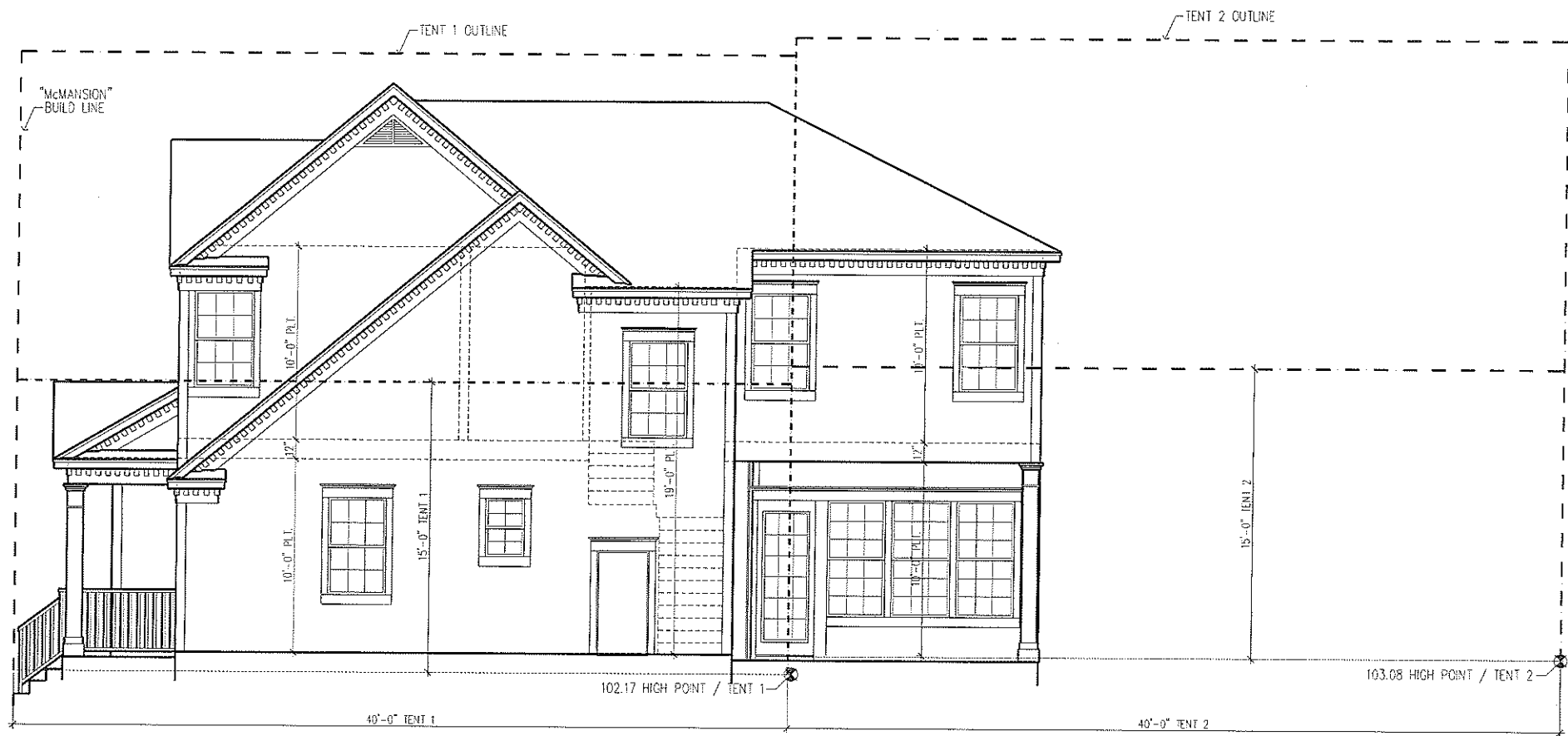


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Date: 8-24-06
Rev: 01-21-13
Scale: 1/8"=1'-0"

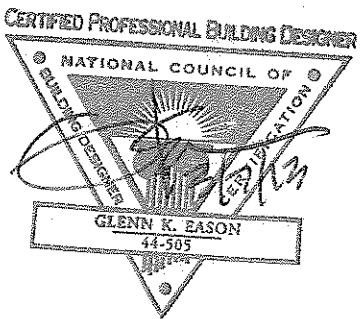
Proj No.:
Job No.:
Lot:
Blk:
Sect:
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
MCM-1
URBAN
HOUSTON



TENT ELEVATIONS: SIDE HOUSE & DET. GARAGE/CARPORT 1/8"=1'-0"

NOTE: NO TWO STORY STRUCTURES TO BE BUILT IN TENT 3

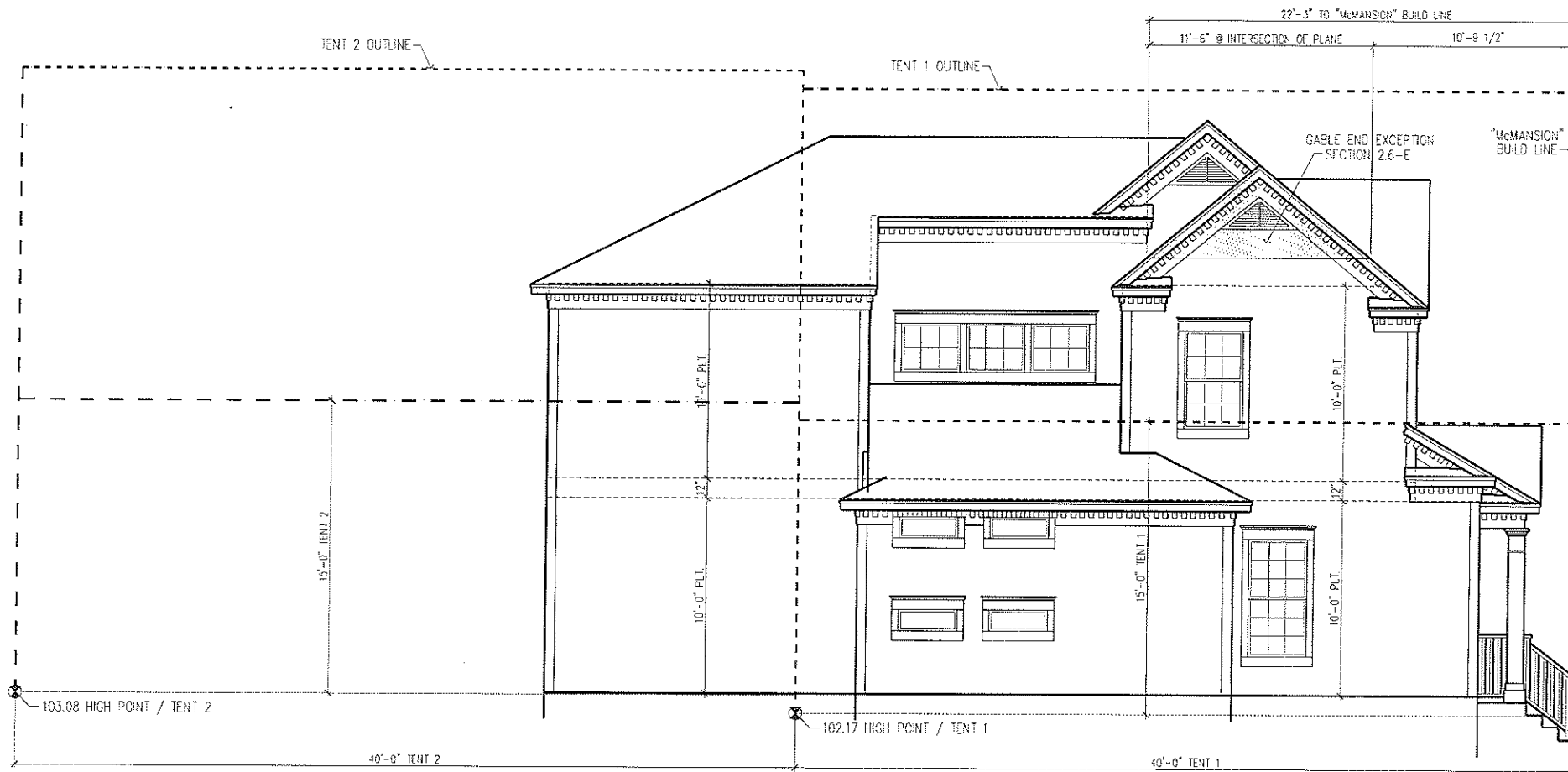


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SL, MWR
Date: 8-24-06
Scale: 1/8"=1'-0"
Rev: 01-21-13a

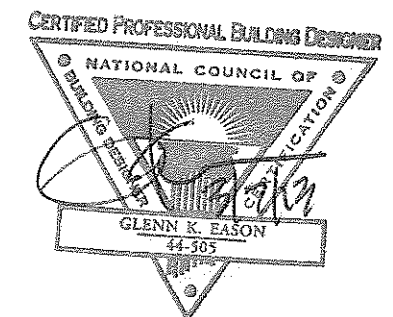
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Job No.:
Lot:
Blk:
Sect:
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
MCM-2
URBAN
HOUSTON



TENT ELEVATIONS: SIDE HOUSE & DET. GARAGE/CARPORT 1/8"=1'-0"

NOTE: NO TWO STORY STRUCTURES TO BE BUILT IN TENT 3

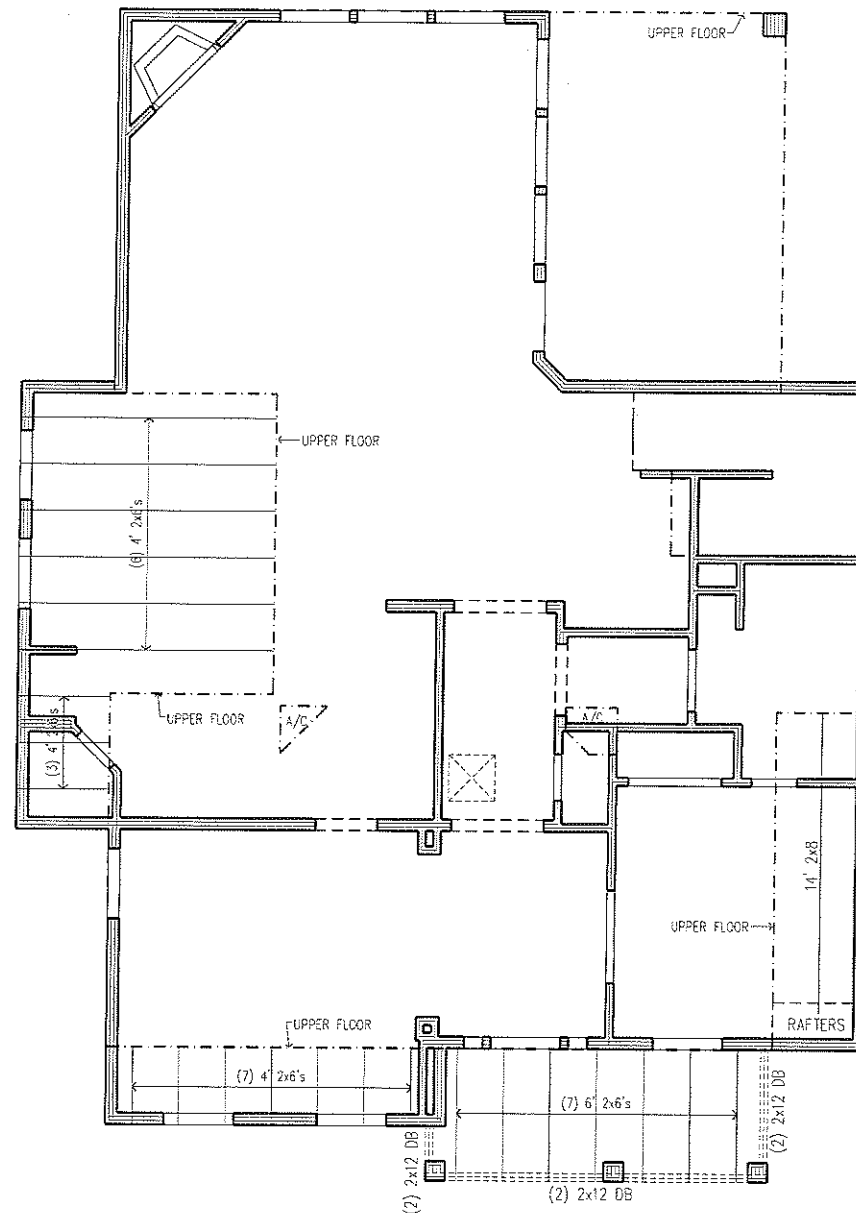
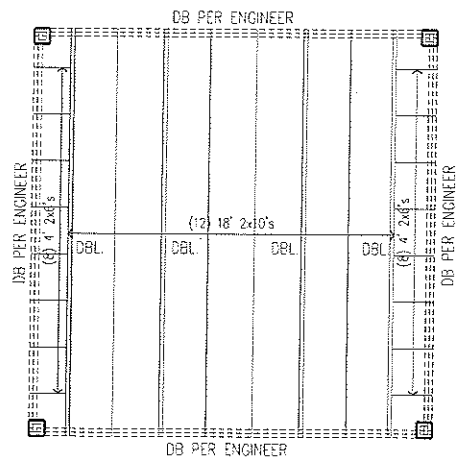


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Proj. No.:
Job No.:
Lot:
Blk:
Sec:
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
9323A
MCM-3
URBAN
HOUSTON



JOIST PLAN

UNLESS OTHERWISE NOTED ALL MEMBERS TO BE:
No. 2 GRADE S.Y.P. MATERIAL SPACED @ 24" o.c.

ALL HEADERS LARGER THAN 2-2x10'S TO BE SUPPORTED
BY 2-2x CRIPPLES AT EACH SIDE.

ALL HEADERS AT 2x4 WALLS TO BE 2-2x8'S. AT 2x6
WALLS HEADERS ARE TO BE 3-2x8'S

ALL MICROLAM (LVL) BEAMS SHALL HAVE THE FOLLOWING
MINIMUM PROPERTIES:

ALLOWABLE BENDING STRESS OF 2600 psi.
ALLOWABLE SHEAR STRESS OF 285 psi.
MODULUS OF ELASTICITY OF 1900 ksi.

ALL BEAMS TO HAVE 1/2" PLYWOOD GUSSETS.

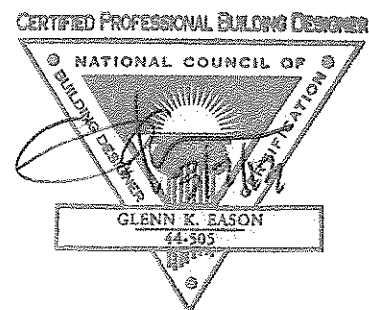
ADD PLYWOOD TO ALL DOUBLE JOISTS

LOCATE WATER HEATER IN ATTIC, PROVIDE DRAIN AND
PAN AS REQUIRED. WATER HEATER LOCATION MAY VARY
PER ROOF CONDITION OR CITY CODE REQUIREMENTS.

ATTIC STORAGE OPTIONAL PER COMMUNITY.

PROVIDE H2.5 ANCHOR AT EACH RAFTER WITHOUT A CEILING

ALL MICROLAM (LVL) BEAMS JOB BUILT FROM 2 OR
3 MEMBERS SHALL BE GLUED BETWEEN EACH MEMBER &
NAILED W/ 12d NAILS @ 12" O.C. TOP & BOTTOM. BEAMS BUILT
FROM 4 MEMBERS SHALL BE BOLTED W/ 1/2" O BOLTS @ 24" O.C.
TOP & BOTTOM UNLESS NOTED OTHERWISE



FIRST FLOOR FRAMING PLAN

1/8"=1'-0"

SEE ENGINEER'S DRAWINGS FOR
FLR. JOIST LAYOUT, SPACING AND SIZE.

NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE

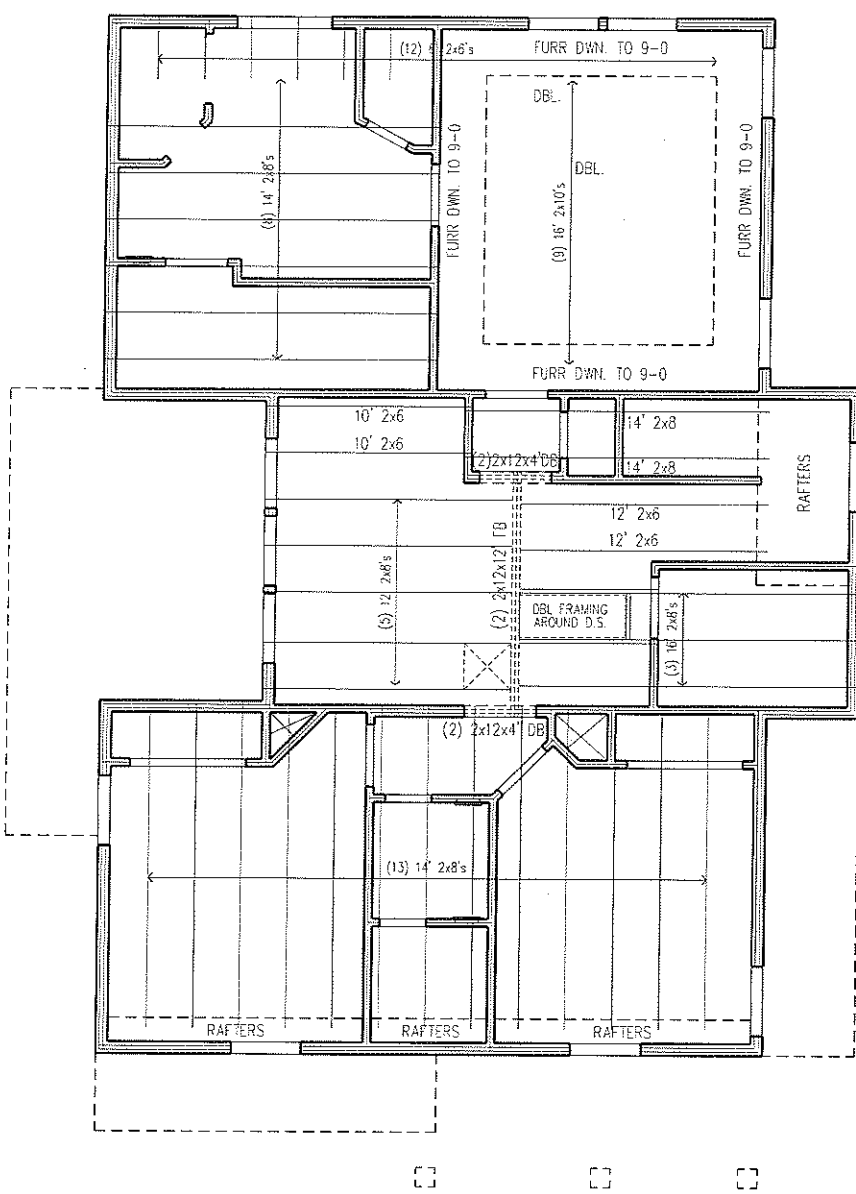
ADVANCED FRAMING: 2X6 WALLS AT EXTERIOR
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Proj. No.:
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Sect:
BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH
FRM-1
URBAN
HOUSTON



JOIST PLAN

UNLESS OTHERWISE NOTED ALL MEMBERS TO BE:
No.2 GRADE S.Y.P. MATERIAL SPACED @ 24" o.c.

ALL HEADERS LARGER THAN 2-2x10'S TO BE SUPPORTED
BY 2-2x CRIPPLES AT EACH SIDE.

ALL HEADERS AT 2x4 WALLS TO BE 2-2x8's. AT 2x6
WALLS HEADERS ARE TO BE 3-2x8's

ALL MICROLAM (LVL) BEAMS SHALL HAVE THE FOLLOWING
MINIMUM PROPERTIES:
ALLOWABLE BENDING STRESS OF 2600 psi.
ALLOWABLE SHEAR STRESS OF 285 psi.
MODULUS OF ELASTICITY OF 1900 ksi.

ALL BEAMS TO HAVE 1/2" PLYWOOD GUSSETS.

ADD PLYWOOD TO ALL DOUBLE JOISTS

LOCATE WATER HEATER IN ATTIC, PROVIDE DRAIN AND
PAN AS REQUIRED. WATER HEATER LOCATION MAY VARY
PER ROOF CONDITION OR CITY CODE REQUIREMENTS.

ATTIC STORAGE OPTIONAL PER COMMUNITY.

PROVIDE H2.5 ANCHOR AT EACH RAFTER WITHOUT A CEILING

ALL MICROLAM (LVL) BEAMS JOB BUILT FROM 2 OR
3 MEMBERS SHALL BE GLUED BETWEEN EACH MEMBER &
NAILED W/ 12d NAILS @ 12" O.C. TOP & BOTTOM. BEAMS BUILT
FROM 4 MEMBERS SHALL BE BOLTED W/ 1/2" O BOLTS @ 24" O.C.
TOP & BOTTOM UNLESS NOTED OTHERWISE.



SECOND FLOOR FRAMING PLAN 1/8"=1'-0"

NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE

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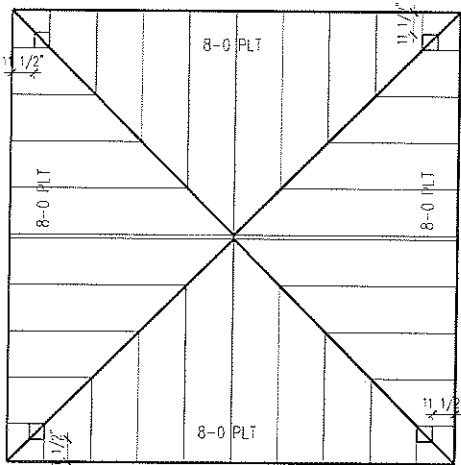
SL MWR Scale:
Date: 8-24-06 Rev: 01-21-13a

Proj. No.:
Job No.:
Lot:
Blk:
Sect:

BRYKERWOODS, LOT 37
3101 FUNSTON ST.

NORTH

FRM-2
URBAN
HOUSTON



ROOF PLAN: DETACHED CARPORT

RAFTER PLAN

02/04/05

UNLESS OTHERWISE NOTED:
ALL RAFTERS SHALL BE No.2 GRADE S.Y.P. 2x6's
@ 24" O.C., MAXIMUM SPAN OF 11'-0" (DESIGNED
TO SUPPORT COMP. SHINGLE ROOFING MATERIAL)

PURLINS TO BE SUPPORTED BY STRUTS (no
smaller than 2x4) TO BEARING WALLS OR
BEAM NOT LESS THAN 45°. UNBRACED LENGTH
NOT TO EXCEED 8'-0".

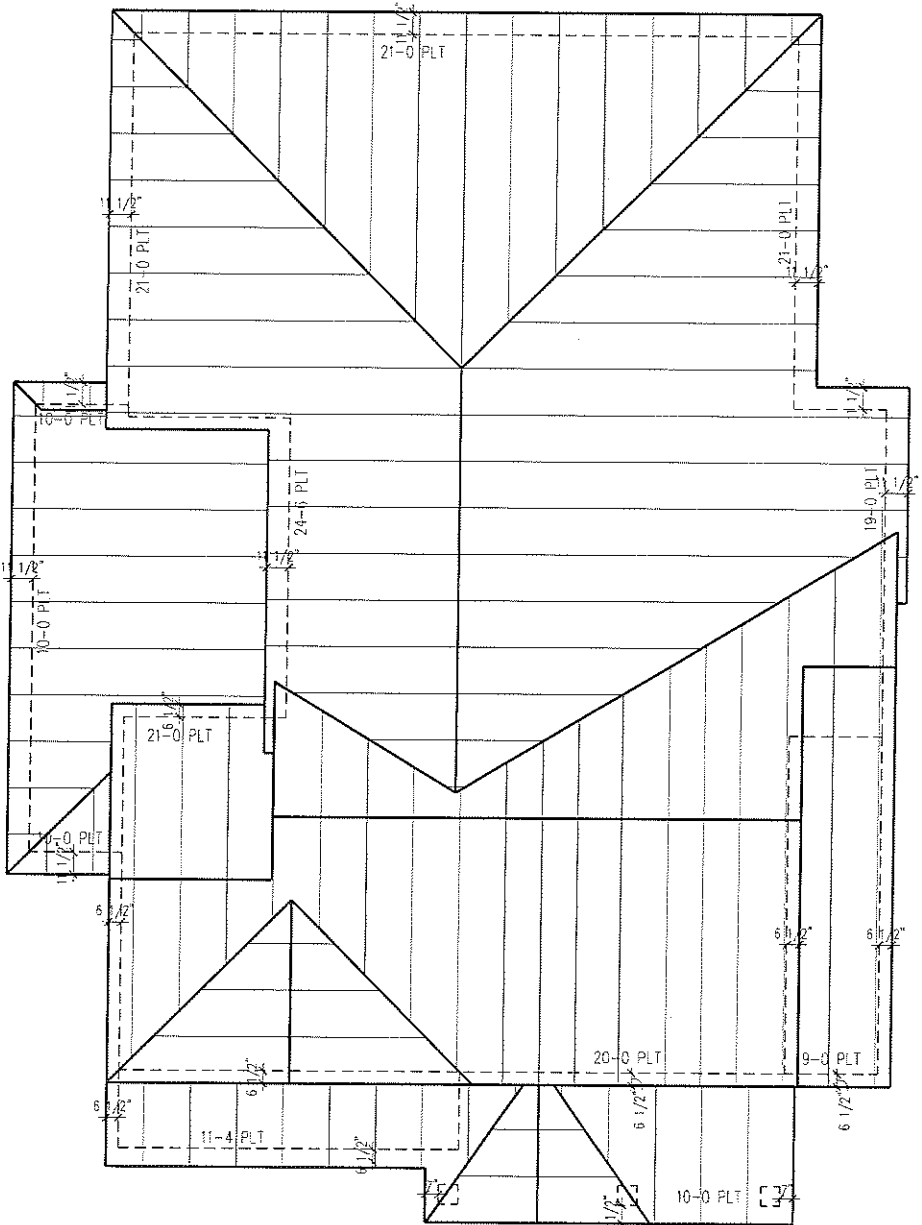
PURLIN SHALL NEVER BE SMALLER THAN
SUPPORTED RAFTER.

OVERHANGS @ 6/12 PITCH TO BE 21" FROM
OUTSIDE FACE OF FRAME, OTHERS TO MATCH.

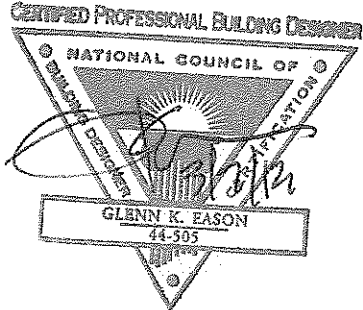
OVERHANGS @ GABLE ENDS TO BE 12" FROM
OUTSIDE FACE OF FRAME.

NOTE: REFER TO SLOPE CEILING SECTION ON
TYPICAL DETAIL SHEET.

ALL HIP, VALLEY AND RIDGE BEAMS TO BE No. 2
S.Y.P. 2x8's, MAXIMUM SPAN OF 9'-0". BRACE TO
AND BEAMS BELOW.



ROOF PLAN 1/8"=1'-0"



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NORTH
RFP-1
URBAN
HOUSTON